



Penton Avenue, Staines, TW18 2NA

£573,000 Freehold



A superbly presented and extended two bedroom detached bungalow, situated in a quiet tree-lined avenue. This spacious home offers large lounge/diner with feature fireplace, kitchen/breakfast room, modern bathroom and two double bedrooms. Externally, there is a 60ft (18.29m) garden, garage via private driveway and two car parking. Access to local shops and pub/restaurant is close at hand.

Penton Avenue, Staines upon Thames, Middlesex, TW18 2NA

- ENCLOSED PORCH:** Double glazed doors to front, internal door into:
- ENTRANCE HALL:** Radiator, parquet flooring, storage cupboard, doors into all rooms, hatch to loft space.
- LOUNGE/DINING ROOM:** **6.60m x 4.25m (21'8 x 13'11)** Two radiators, coved ceiling, feature fireplace with pine mantle and marble hearth. Double glazed French doors into rear garden.
- KITCHEN/BREAKFAST ROOM:** **5.75m x 3.60m (18'10 x 11'10)** Range of pine panel base and eye level units, marble effect worktops, tiled splash back, engineered oak floor. Built in electric double oven and five ring gas hob, overhead extractor hood, wine rack, larder cupboard, coved ceiling, space for appliances, space for breakfast table. One and half bowl stainless steel sink unit with chrome mixer tap, wall mounted gas boiler. Dual aspect double glazed windows to side and rear. Double glazed door into rear garden.
- BATHROOM:** White suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, panel bath with chrome mixer shower over, fitted glass shower screen, chrome ladder radiator, fully tiled floor and walls. Frosted double glazed window to side.
- BEDROOM ONE:** **3.70m x 3.35m (12'2 x 11')** Radiator, coved ceiling, built in mirrored wardrobes. Double glazed bay window to front.
- BEDROOM TWO:** **3.40m x 3.35m (11'2 x 11')** Radiator, coved ceiling, built in wardrobes. Double glazed oriel window to front.
- OUTSIDE**
- REAR GARDEN:** **60ft (18.29m)** Paved patio, shaped lawn, outside tap, various flowers and shrubs, greenhouse, timber shed, side access gate.
- FRONT GARDEN:** Laid to shingle.
- GARAGE:** **5.75m x 2.45m (18'10 x 8')** Detached garage with light and power. Door into garden and metal up and over door.
- DRIVEWAY:** Brick paved parking for two cars.
- COUNCIL TAX:** E - Spelthorne Borough Council
- VIEWINGS:** **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**



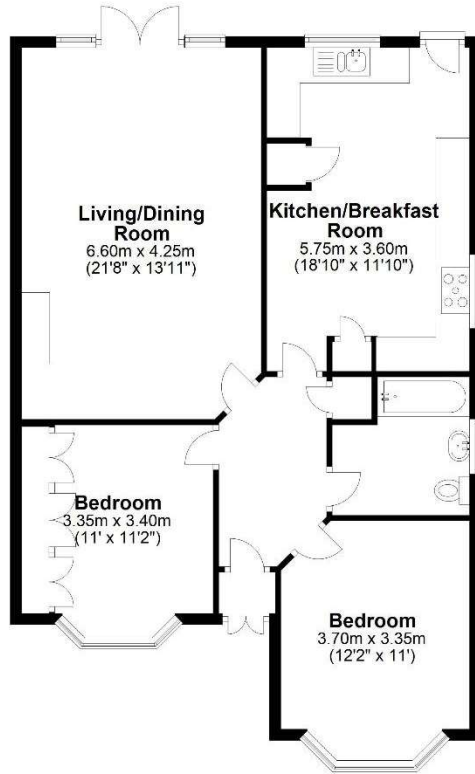
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FLOORPLAN

Ground Floor

Approx. 87.5 sq. metres (941.3 sq. feet)



Garage

Approx. 14.1 sq. metres (151.6 sq. feet)



Total area: approx. 101.5 sq. metres (1093.0 sq. feet)

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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

43 Penton Avenue STAINES-UPON-THAMES TW18 2NA		Energy rating D
Valid until 9 January 2034	Certificate number 0330-2061-9390-2604-8385	

Property type	Detached bungalow
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
32+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60